

ZONING BOARD OF APPEALS

The hearing on Tuesday, July 2, 2024, is called to order by Chairman Kalinowski at 7:00 pm.

Members present:	John Jimenez Greg Kalinowski Shawn Pralow Harry Kwiek Jim Lembke, Alternate Ron Carey	Also: Phyllis Todoro, Town Atty Absent: Robert Schafer, Alternate Ray Balcerzak, Building Insp
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Appeals Case #1463 for Moog of 611 Jamison Road, Elma, NY who is requesting an area variance to install/ replace multiple signs on the property §144-102.1 B 1e, Industrial

A gentleman from Moog explained that all the old signs are still up from Sonwil, and they are looking to replace them with Moog signs the same size. There is some confusion as to where the public is supposed to go, the signage would help people locate the specific areas.

Mr. Kwiek said it looked like a concrete piece in one of the pictures and asked for clarification. The gentleman explained there will be a regular slab and the existing concrete sign will be removed entirely. Mr. Kwiek asked if the signs will be consistent with the ones on the Moog property across the street; they will be.

Mr. Jimenez mentioned one big sign and asked if that would be converted to a Moog sign. The new sign will be smaller when installed, the only sign that will be large is the Jamison sign. Mr. Jimenez asked if there would be spotlights and the gentleman replied there would be LED lights just enough to illuminate the signs. There are 7 (seven) and 2 (two) signs at the back of the property. The two Bank of America signs will stay, and the color theme will remain the same throughout all the signs on the property.

Mr. Carey asked what the total number of signs would be. There are 7 (seven) that will be replaced and 2 (two) additional for a total of 9 (nine) signs. There will be no flashing or scrolling on the signs. Mr. Kalinowski asked about specific signs and what was submitted to get the paperwork in on time for the zoning deadline. Mr. Kalinowski looked up the purchase of the property and it says Moog Inc. with two other entities on the property. The gentleman did not know who the other entities were. He advised that the board could reach out to a specific department at Moog.

No one spoke in favor or against the variance.

Mr. Jimenez made the motion to approve Appeals Case #1463 for Moog of 611 Jamison Road, Elma, NY who is requesting an area variance to install/ replace multiple signs on the property §144-102.1 B 1e, Industrial based on the following criteria:

- 1) No detriment to the property
- 2) The benefit sought could not be achieved by any other means
- 3) It is significant in the number of signs
- 4) It will have no adverse effect on the neighborhood
- 5) Not self-created.

Seconded by Mr. Kalinowski Ayes-5. Nays-0.

Appeals Case #1464 for Ashton Occhino of 1510 Bowen Road, Elma, NY requesting an area variance to build a 6 X 28 front porch with less than the required front setback §144-99 C4, Residential C.

Mr. Lee Occhino and Ashton Occhino were present and explained how the house was not in the best condition and that the foundation was not in the best condition. They are looking to put a porch on to cover the front door but there is not enough property in the front. Mr. Occhino went and got signatures from the neighbors in favor of the porch. All the neighbors are happy that the

house is being fixed up. The garage is still in good condition and will be staying for the time being.

Mr. Kwiek asked about a tree in the front of the property. There have been quite a few trees removed due to issues with them. Mr. Pralow asked if either of them would be living in the house, and they said it would be the son's house. Mr. Carey asked if the structure is already being built and it is fully completed except for the porch, it would come out 6 feet further. It will be 44 feet from the road. Mr. Jimenez mentioned that there are neighbors who are closer to the road than his porch would be.

No one spoke in favor or against the variance.

Mr. Kalinowski made the motion to approve the variance for Appeals Case #1464 for Ashton Occhino of 1510 Bowen Road, Elma, NY requesting an area variance to build a 6 X 28 front porch with less than the required front setback §144-99 C4, Residential C. based on the following criteria:

- 1) An undesirable change would not be known.
- 2) The benefit could not be achieved another way.
- 3) The request is not substantial.
- 4) The request would not have an adverse physical or environmental effect.
- 5) The alleged difficulty is not self-created.

Seconded by Mr. Pralow Ayes-5. Nays-0.

The meeting minutes sent out are approved.

Motion to adjourn at 7:24 pm by Mr. Jimenez and seconded by Mr. Carey

Respectfully submitted,



Kerry Galuski
Zoning Board Secretary